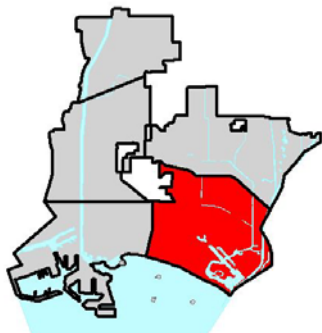


**SEPT  
2005**

# South-East Long Beach Community Planning Bulletin

City of Long Beach ■ Department of Planning and Building  
Community and Environmental Planning Division

[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)



The City of Long Beach is divided into five planning areas with a Community Planner assigned to each geographic area. This monthly bulletin is compiled by your community planner as a forum to update citizens on new developments and neighborhood issues as a way of keeping citizens involved in the planning process. Please contact Mercedes McLemore, South East Long Beach Community Planner, at (562) 570-6439 or via email at [Mercedes.McLemore@longbeach.gov](mailto:Mercedes.McLemore@longbeach.gov) if you have questions about this bulletin.

This bulletin is also available on the Internet at:  
[www.longbeach.gov/plan/pb/cpd](http://www.longbeach.gov/plan/pb/cpd)

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## PREVIOUS CASES

1. Case No. 0506-17; 900 Bryant Road. Request for Standards Variance. Proposed addition to an existing single-family residence with a setback seven (7) feet from the property line (approved by Homeowner's Association) instead of the required ten (10)-foot setback. Conditionally Approved on July 21, 2005. Project Planner: Graham Gannon
2. Case No. 0506-12; 64 La Verne. Request for Coastal Permit. Proposed addition to existing single-family residence that will result in an enlarged garage, and new second floor that will include three bedrooms, a den, two bathrooms, and laundry room, and additional closets. This second floor addition will be consistent with numerous houses in the neighborhood. Conditionally Approved on July 21, 2005. Project Planner: Monica Mendoza
3. Case No. 0506-04; 5199 E. Pacific Coast Highway. Site Plan Review for proposed roof mounted cell site. Conditionally Approved on June 29, 2005. Project Planner: Lemuel Hawkins.
4. Case No. 0505-37; 5748 E. 2<sup>nd</sup> Street. Request for Coastal Permit. Proposed addition to existing 2,760 square foot two story residence. Applicant wants to add to the second floor of the home, stating that it will enhance the area and add a "diversified business atmosphere for other businesses in the area" and secure parking for business. Project Planner: Monica Mendoza
5. Case No. 0505-32; 3116 E. 7<sup>th</sup> Street. Request variance for residential setback in CNR (Neighborhood Commercial and Residential) zone. Application is currently incomplete. Project Planner: Jeff Winkelpleck.
6. Case No. 0505-19; 4200 E. Anaheim Street. Proposed construction of 29 condominium units in a new three-story building over subterranean parking. Applicant has submitted for a conceptual site plan review only. Based on Staff review, this proposal requires a Tentative Subdivision Map for the condominium units, a Lot Merger, a Zone Change for part of the project site, and Site Plan Review. Pending. Project Planner: Jeff Winkelpleck
7. Case No. 0505-29; 61 Rivo Alto Canal. Request for Coastal Permit. Proposed addition to an existing single-family residence. Conditionally Approved on July 7, 2005. Project Planner: Monica Mendoza
8. Case No. 0505-33; 1741 E. 7<sup>th</sup> Street. Proposed alcohol sales at an existing mini-market. Application is currently incomplete. Project Planner: Derek Burnham

9. Case No. 0505-21; 3814 and 3816 E. 15<sup>th</sup> Street. Request for Tentative Subdivision Map to split existing parcel into two (2) for construction of two (2) single-family residences. Conditionally Approved on August 4, 2005. Project Planner: Derek Burnham
10. Case No. 0505-16; 701 Redondo Avenue. Request for Administrative Use Permit. Proposed conversion of an existing auto service lube bay into a food mart, which applicant believes will allow the existing space to be used in a way that is more compatible with the surrounding area. Conditionally Approved on July 15, 2005.
11. Case No. 0505-01; 525 Ximeno Avenue. Request for a Condominium Conversion and Standards Variance. Proposed conversion of 5-unit apartments into four (4) two-bedroom condominiums and one (1) single-bedroom condominium. Applicant also proposes to replace the existing three (3)-car garage and add a covered parking space. Scheduled Hearing of the Planning Commission: September 15, 2005 at 1:30 p.m. Project Planner: Derek Burnham.
12. Case No. 0506-26; 6821 Septimo Street. Request for a Standards Variance to reduce the setback for proposed addition to existing single-family residence. Determined that a variance was not needed, case closed. Project Planner: Graham Gannon
13. Case No. 0506-13; Environmental No. 05-108; 6600 E. Ocean Boulevard. Request for Coastal Permit and Standards Variance. Proposed curb cut closure, addition of two tandem-parking garages to create a second unit next to an existing single-family residence with a section of zero side yard setback at the rear of the garage. Application is currently incomplete. Project Planner: Monica Mendoza
14. Case No. 0506-24, Environmental No. 05-116; 1053 Prospect Avenue. Request for Standards Variance. Proposed addition of 63 square foot living room, dining room, and bathroom. Variance is necessary to add two garages; otherwise a corner of the house would need to get cut off. Application is currently incomplete.
15. Case No. 0505-40; 2700 Pacific Coast Highway. Applicant is requesting a Standards Variance reducing the on-site parking setback adjacent to residential property to zero, and the parking setback in front to five (5) feet. Application is currently incomplete.
16. Case No. 0504-27; 2827 E. 14<sup>th</sup> Street. Proposed construction of six (6) two-story condominiums with attached two-car garages. Pending. Project Planner: Lemuel Hawkins
17. Case No. 0504-17; 1621 Obispo Avenue. Proposed four- (4) unit condominium conversion. Pending. Project Planner: Derek Burnham
18. Case No. 0505-27; 6201 Appian Way. Proposed addition to Long Beach Yacht Club House consisting of various ground floor additions. Includes a dock extension of approximately 370 linear feet. Coastal Commission approval is required. Conditionally Approved on September 16, 2005.
19. Case No. 0202-35 (modification); 2900 Anaheim Street/1240 Gladys Avenue. Proposed modification to an existing Conditional Use Permit. Applicant is requesting the relocation of an approved check cashing/money transfer booth within La Bodega #5 Market to a newly created 554 square foot commercial space at 1240 Gladys Avenue. Planning Commission hearing scheduled for July 21, 2005. Approved by Planning Commission, appealed to City Council. City Council hearing scheduled for October 4, 2005. Project Planner: Lemuel Hawkins
20. Case No. 0505-04; 1775 Freeman Avenue. Request for conversion of eight (8) residential dwelling units in an existing apartment building into condominiums. Planning Commission hearing scheduled for September 15, 2005. Project Planner: Lemuel Hawkins.

21. Case No. 0507-29; 5761 E. Colorado Street. Proposed construction of 16,422 square foot educational and cultural building to existing Greek Orthodox Church of Long Beach. Structure will include administrative offices, church school classrooms and a gymnasium. Pending. A community meeting will be scheduled, date TBD. Project Planner: Jeff Winkelpleck
22. Belmont Shore Parking Ordinance Amendment. Approved by Planning Commission. City Council hearing scheduled for October 11, 2005.

### **RECENT APPLICATION SUBMITTALS**

23. Case no. 0508-20; 1401 Freeman Avenue. Request for approval to operate a manufacturing business (plastic injection molding) in existing building. Project Planner: Jeff Winkelpleck. Technical Advisory Committee review scheduled for September 28, 2005.
24. Case No. 0504-31; 1332 Granada Avenue. Proposed conversion of existing storage area to living area with Standards Variances for side yard setback (0' setback instead of not less than 4') and rear yard setback (0' instead of not less than 20'). Project Planner: Jayme Mekis. Zoning Administrator hearing scheduled for September 26, 2005.
25. Case No. 0507-23; 2166 San Anselme Avenue. Proposed conversion of a four (4)-unit apartment complex to condominiums. Planning Commission hearing scheduled for October 6, 2005.
26. Case No. 0507-26; 5459 Sorrento Drive. Proposed first and second story addition to existing house, including addition of existing full height second floor attic space over garage to include a recreational room. Applicant is requesting a standards variance and coastal permit. Scheduled Hearing of the Zoning Officer: September 6, 2005. Project Planner: Graham Gannon
27. Case No. 0507-14; 5620B East 2<sup>nd</sup> Street. Proposed addition of one on one private training studio with accessory massage services. No exercise classes of any kind are proposed on site. Application is currently incomplete. Project Planner: Jayme Mekis
28. Case No. 0507-24; 5121 E. Ocean Blvd. Applicant is requesting permission to modify an existing 2-unit residential property as follows: 1) 1<sup>st</sup> floor front yard setback for living area of 9'6" instead of 15'; 2) 1<sup>st</sup> floor porch projecting 10' instead of not more than 5'; 3) 2<sup>nd</sup> floor balcony extension with 2'6" setback instead of the required 5' and partially enclosed on 4 sides instead of not enclosed on all sides; 4) 3<sup>rd</sup> floor deck with 5' setback instead of not less than 15' setback; 5) side yard living area setback of 3'6" on the 1<sup>st</sup> floor instead of not less than 5' on west side; 6) 2' living area side yard setback of living area on 2<sup>nd</sup> floor on east side; 7) 2-car tandem garage parking (4 total parking spaces) and where the garage is located 8) 0' from the west property line and 3' from the east property line instead of not less than 5'; 9) with private open space per unit instead of private and common open space per unit; 10) Overheight 3<sup>rd</sup> floor of 29'8" instead of not more than 28'-2 stories and 11) rear yard setback of 1'6" instead of not less than 10'. Zoning Administrator hearing is scheduled for September 26, 2005. Project Planner: Jayme Mekis
29. Case No. 0507-22; 2533 E. Second Street. Proposed construction of new garage with a recreational room above it. The garage is designed to provide 4-car parking with auto lifts. Application is currently incomplete. Project Planner: Jayme Mekis
30. Case No. 0507-20; 901 Roswell Avenue. Request for variance that allows the current setback of three (3) feet, six (6) inches or the new addition from the north property line and allow the current off street parking space. Application is currently incomplete. Project Planner: Monica Mendoza

31. Case No. 0508-27; 1129 Mira Mar Avenue. Request for an eight (8)-unit condominium conversion. Steve Gerhandt
32. Case No. 0508-144; 612-622 Nebraska Avenue. Request for 20-unit condominium conversion. Project Planner: Steve Gerhandt
33. Case No. 0508-30; 1460 Park Avenue. Applicant plans to remodel the existing kitchen, and requests a standards variance that would allow no setback on a portion of the lot and no garage.
34. Case No. 0508-34; 255 Corona Avenue. Applicant plans to replace an existing balcony at the 7'6" setback instead of the required 10' on a two-story duplex. Requests a standards variance for the setback. Zoning Administrator hearing is scheduled for September 26, 2005.
35. Case No. 0508-31; 1338 Belmont Avenue. Request for Standards Variance that would reduce rear yard setback from twenty (20) feet to sixteen (16) feet in the R-2 zone in order to allow for a 2' x 4' addition to existing bedroom.
36. Case No. 0509-01; 1063 Stanley Avenue. Request for conversion of a 9-unit apartment building to condominiums.
37. Case No. 0509-03; 1515 Appleton Street. Request for conversion of a 10-unit apartment building to condominiums. Project Planner: Steve Gerhandt
38. Case No. 0508-33; 6332 Pacific Coast Highway. Request for a Sign Standards Waiver. Applicant plans to manufacture and install a set of individual channel letters with front and halo illumination.
39. Case No. 0508-38; 1775 Sherman Place. Conceptual Site Plan Review of proposed addition to 2 of 4 existing units, four garages, four individual storage rooms and a laundry room with the intent to sell these units as condominiums in the future. Project Planner: Lemuel Hawkins.
40. Case No. 0508-01; 646 Nebraska Avenue. Proposed Conversion of an 8-unit building to condominiums. Project Planner: Steve Gerhandt

## **ANNOUNCEMENTS**

41. Los Cerritos Wetlands Study Group is hosting a community forum on October 5 at Randall Middle School from 7:00 p.m. to 9:00 p.m. The purpose of this forum is to present the Study Group's proposal for the area and get neighborhood feedback before presenting this proposal to City Council.

## **IMPORTANT PHONE NUMBERS**

|   |   |
|---|---|
| <b>Council Member (3rd District), Frank Colonna</b>             | <b>(562) 570-6310</b>                   |
| <b>Council Member (4th District), Patrick O'Donnell</b>         | <b>(562) 570-6918</b>                   |
| <b>Police, toll free, anonymous, Gang Tip</b>                   | <b>1-(866) 426-4847</b>                 |
| <b>Police non-emergency calls</b>                               | <b>(562) 435-6711</b>                   |
| <b>Police narcotics tip</b>                                     | <b>(562) 570-7125</b>                   |
| <b>Animal Control Center</b>                                    | <b>(562) 570-7387</b>                   |
| <b>Rats, Roaches, Vermin &amp; Other – Environmental Health</b> | <b>(562) 570-4132</b>                   |
| <b>Pot Hole Patrol, reporting street pot holes</b>              | <b>(562) 570-3259</b>                   |
| <b>Maintenance for City Traffic Signs</b>                       | <b>(562) 570-5264</b>                   |
| <b>Abandoned shopping carts removal</b>                         | <b>1-(800) 252-4613</b>                 |
| <b>Things on power lines, SCE Hazardous Conditions</b>          | <b>1-(800) 611-1911 press 2, then 4</b> |

|   |                               |
|---|-------------------------------|
| Property Maintenance & Building Code Enforcement            | (562) 570-6421                |
| Zoning Code Enforcement                                     | (562) 570-7497                |
| Zoning Information  | (562) 570-6194                |
| Building Permit information                                 | (562) 570-6651                |
| Noise Complaint, Environmental Health                       | (562) 570-5650                |
| Unlicensed food vendors Business License                    | (562) 570-6211 ext. 7         |
| Unlicensed food vendors Health & Human Services             | (562) 570-4219                |
| Damaged Sewer lines from street trees                       | (562) 570-3259                |
| Graffiti hotline, on private property                       | (562) 570-2773                |
| Graffiti in City Parks, Park Maintenance, Emy Arteaga       | (562) 570-1533                |
| Graffiti on County flood control channel                    | (562) 256-1920                |
| Graffiti on Union Pacific Railroad property                 | (714) 379-3376                |
| Graffiti on Caltrans property                               | (213) 897-3656                |
| Special Refuse Pick-ups (Free twice a year for large items) | (562) 570-2876                |
| Public Service  | (562) 570-2700 listen to menu |
| Neighborhood Resource Center, Margaret Madden               | (562) 570-1010                |
| Storm Drain Hotline, report items dumped in storm drain     | (562) 570-3867                |